

PROJECT TITLE: JGI Conference Center & Offices

Building:	100	Architect:	Peterson	PM:	DiGennaro
Project No:	FX5400	Struct Engr:	Angliss	PA:	Ocean
Account No:	626029	Mech Engr:	Chan	Client:	JGI - Jim Bristow
Fund Type:	DOEOP	Elect Engr:	Domansky	Report Period:	07-05
Status:	Open			NEPA/SARS:	
Year Fund.:	FY04				

A. ASSESSMENT:

1. Major Accomplishments:

Title 2 Design and Issue-for-Bid documents are complete.

Bids were solicited for the construction subcontract. Only two bids were submitted.
Bids are being reviewed.

2. Developments Affecting Cost Estimate & Schedule:

1. Bids submitted for the construction subcontract are higher than anticipated: the low-bid is above the construction budget by more than \$150K, not including the additive alternates.
2. The low bidder cannot meet the requested ten-week construction duration, having qualified their bid with a twenty-week construction schedule.
3. Additional information provided by the A/E estimator suggests that we are facing an inflationary market for construction materials, and limited availability of qualified subcontractors for this type of project. Considerations are needed to receive multiple bids (>4) and to achieve favorable competitive pricing.

3. Brief Assessment of Overall Project:

1. JGI must determine whether to increase the construction budget and/or reduce project scope. A Value Engineering meeting is scheduled to consider options and determine how to proceed.
2. A delayed completion date beyond the requested ten-week construction schedule will impact the planning for JGI's annual User's Meeting in December 2005. An alternate site will be needed to accommodate this meeting and other scheduled events.
3. If we assume that the project scope is reduced, a revised design package is developed and the construction schedule is extended, then project completion could be delayed to March 2006.

4. Environmental/Safety Documentation:

NEPA:
CEQA:
SARS:

B. WORK PERFORMED:		Physical Progress (%)			
WBS	Description	Plan			Actual
1.0 ED&I	Title I	100%			100%
	Title II	100%			100%
	Title III	5%			5%
2.0 Construction		5%			5%

C. PROJECT SCHEDULE:		Day (Mo/Yr)			
WBS	Description	Plan		Forecast	Actual
	Project Authorization (DOE/BSO)	03-05		03-05	03-05
1.0	Engineering, Design & Insp.				
	Title I Authorization	03-05		03-05	03-05
	Title I Start	03-05		04-05	04-05
	NEPA Approval				
	SARS Approval				
	• Title I Completion	04-05		05-05	06-05
	Title II Authorization				
	Title II Start				
	Release For Bid				
	Receive Bids				08-05
	• Title II Design Completion	05-05		06-05	08-05
	Title III Authorization				
	Title III Start				
2.0	Construction				
	Subcontract Award	07-05		10-05	
	Construction Start	07-05		10-05	
	"As-Built" Drawings				
	• Construction Completion	09-05		03-06	
	Title III Completion				
	Final Report/Close-Out				

D. COST REPORT:		Amount (\$K)						
WBS	Description	Est. to Complete A=F-B	Cost to Date B	Liens C	Total Est. Cost D	App'd Budget E	Cost Plan F	Percent Complete G
1.	Engineering, Design & Insp.	46	139	0	322	185	185	75%
1.1	LBL Activities	26	59	0	144	85	85	70%
	1.1.1 Title I,II,III	9	56	0	122	66	66	86%
	1.1.4 Inspectors	16	3	0	22	19	19	13%
1.2	Outside A&E	20	80	0	178	100	100	80%
	1.2.1 Title I,II,III	20	80	0	178	100	100	80%
1.3	Consultants	0	0	0	0	0	0	0%
2.	Construction	574	53	0	680	627	627	8%
2.1	Subcontract	535	37	0	609	572	572	6%
2.2	In-house support	39	16	0	71	55	55	29%
3.	Standard Equipment	0	2	0	4	2	2	100%
4.	Project Management	50	18	0	80	68	68	26%
	Subtotal	670	212	0	1,086	882	882	24%
5.	Contingency	0	0	0	0	91	0	0%
	Total	670	212	0	1,086	973	882	24%
	Change Since Last Rep	(2)	2	0	1,086	973	973	0%

DOE/HQ Obligations to Date: \$212 K

Cost to Date: \$212 K

Outstanding Liens to Date: \$0 K

End of FY Unobligated Balance: \$0 K

End of FY Uncosted Balance: \$0 K

Percent Spent (B/D) = 20%

Total Obligation (B+C) = \$212 K

DOE/BSO Authorization to date = \$973 K